

DECLARATION OF RESTRICTIONS

THE UNDERSIGNED, owners of that certain real property situated in the State of Nevada, County of Douglas, described as follows:

A portion of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 13 North, Range 20 East, M. D. B. & M. described as follows:

COMMENCING at the East quarter corner of Section 32, Township 13 North, Range 20 East, M. D. B. & M.; thence North 89°57' West a distance of 1,325.09 feet to the TRUE POINT OF BEGINNING; thence continuing North 89°57' West 727.00 feet; thence North 0°30' East 722.60 feet to a point on the Southerly right of way line of U. S. Highway 395; thence South 44°54' East along the Southerly right of way line of U. S. Highway 395, a distance of 1,021.00 feet to the TRUE POINT OF BEGINNING. EXCEPTING THEREFROM that certain parcel conveyed from J. Archie Miller, etal, to the State of Nevada in Deed recorded July 21, 1965, in Book 33, Page 42 as Document No. 28846, Official Records of Douglas County, State of Nevada

ALSO EXCEPT a three sided area of land located in the most Easterly part of the Southwest triangular half of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 13 North, Range 20 East, M. D. B. & M., described as follows:

BEGINNING at a point that bears South 89°57' West 1331.58 feet from the East one-quarter corner of said Section 32 and running thence North 44°54' West 348.96 feet; thence South 0°30' West, 246.98 feet; thence South 89°57' East, 248.47 feet to the Point of Beginning.

hereby covenants, agrees and declares that all of said property are and will be held, sold and conveyed subject to the following covenants, conditions and restrictions, which are hereby declared to be for the benefit of the property described herein, and the owners thereof, their successors and assigns. Said restrictions establish and impose a general plan for the improvement and development of said property described herein and the adoption and establishment of covenants and restrictions upon said land and portion thereof and upon the use, occupancy and enjoyment thereof. Every conveyance of any of said property or portion thereof in said Tract of land shall be and is subject to the said covenants, conditions and restrictions, as follows:

1. Property Owners agree that no obstruction such as walls or fences will be built between the adjoining properties.
2. Property Owners agree of mutual use of parking areas, driveways and access constructed on described property.
3. In event one of the property owners decided to sell their property, the other property owner has first right of refusal to purchase the property being sold. In the advent either property is sold to another party, said restrictions as set forth will be still in affect.
4. Edgar James Stratton and Mary Jane Stratton, or their heirs or assigns agree not to lease or sell any portion of their property for the purpose as defined as a take out food or drive inn. This would not include restaurant served by a waitress with sit down type customers or any unrelated business which specializes in serving only one type of food, such as Kentucky Fried Chicken, Pizza Parlor or etc.
5. Property owned by James M. Hickey and Nancy A. Hickey, their heirs or assigns, will be used only as a take our food restuarant, unless otherwise agree to by Edgar James Stratton and Mary Jane Stratton, their heirs or assigns

Dated April 7, 1975
Edgar James Stratton
Edgar James Stratton
Mary Jane Stratton
Mary Jane Stratton

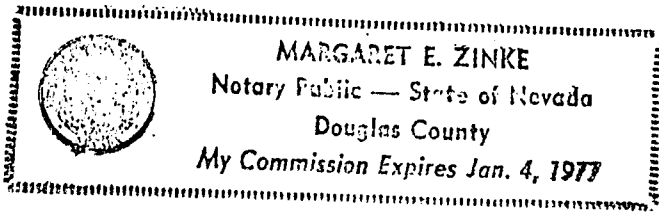
Dated April 7, 1975
James M. Hickey
James M. Hickey
Nancy A. Hickey
Nancy A. Hickey

79312

STATE OF NEVADA)
) ss
County of Douglas)

On April 7, 1975 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edgar James Stratton and Mary Jan Stratton known to me to be the persons whose names subscribed to the within instrument and acknowledged that they executed the same.

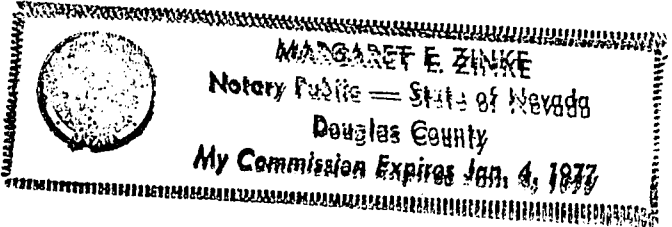
Margaret E. Zinke



STATE OF NEVADA)
) ss
County of Douglas)

On April 7, 1975 before me, the undersigned, a Notary Public in and for said County and State, personally appeared James M. Hickey and Nancy A. Hickey known to me to be the persons whose names subscribed to the within instrument and acknowledged that they executed the same.

Margaret E. Zinke



SILVER STATE TITLE CO.

Recorded at Request of
On APR 8 1975 At 35 Min. Past 2 PM
Official Records of Douglas County, Nevada. Fee 4.00

Patricia J. Stanley, Recorder. By [Signature]
Deputy